HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2014

Highlights

- The trend in starts eased slightly in February.
- Higher apartment starts, almost exclusively in the City of Toronto, did not completely offset the decline in low-rise starts
- Existing home sales declined in February, following seasonal adjustment, but full-time employment turned up after several months of weakness.

Figure 1

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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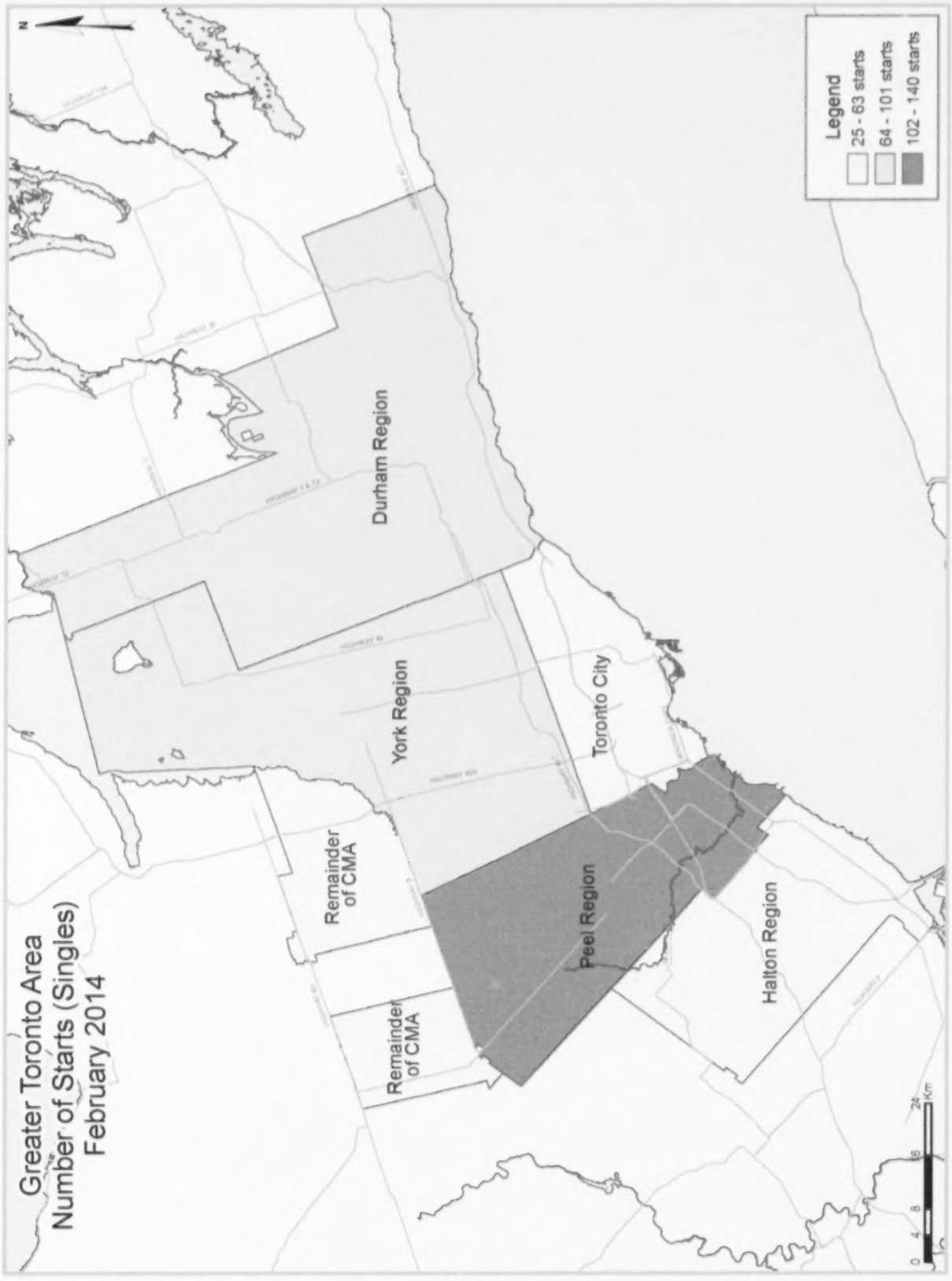
Starts Ease Slightly in February

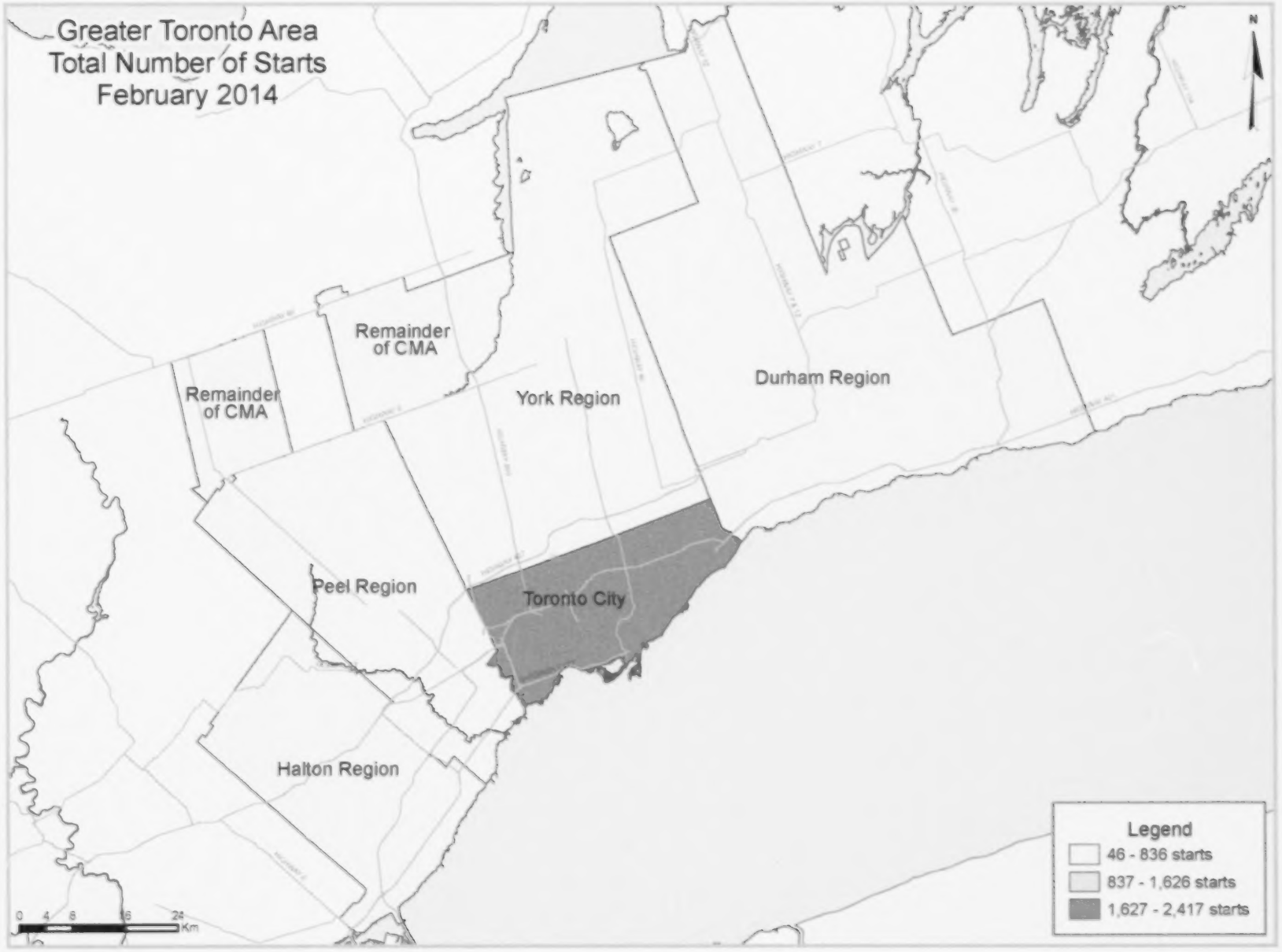
Housing starts in the Toronto Census Metropolitan Area (CMA) were trending at 35,934 units in February compared to 36,313 in January according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Starts of all forms of low-rise housing (singles, semis and rows) were down with only apartments starts up by a significant amount. Some of the record number of condominium apartment projects which began sales in 2011 are now reaching the sales targets which allow construction to begin, which is keeping apartment starts relatively strong.

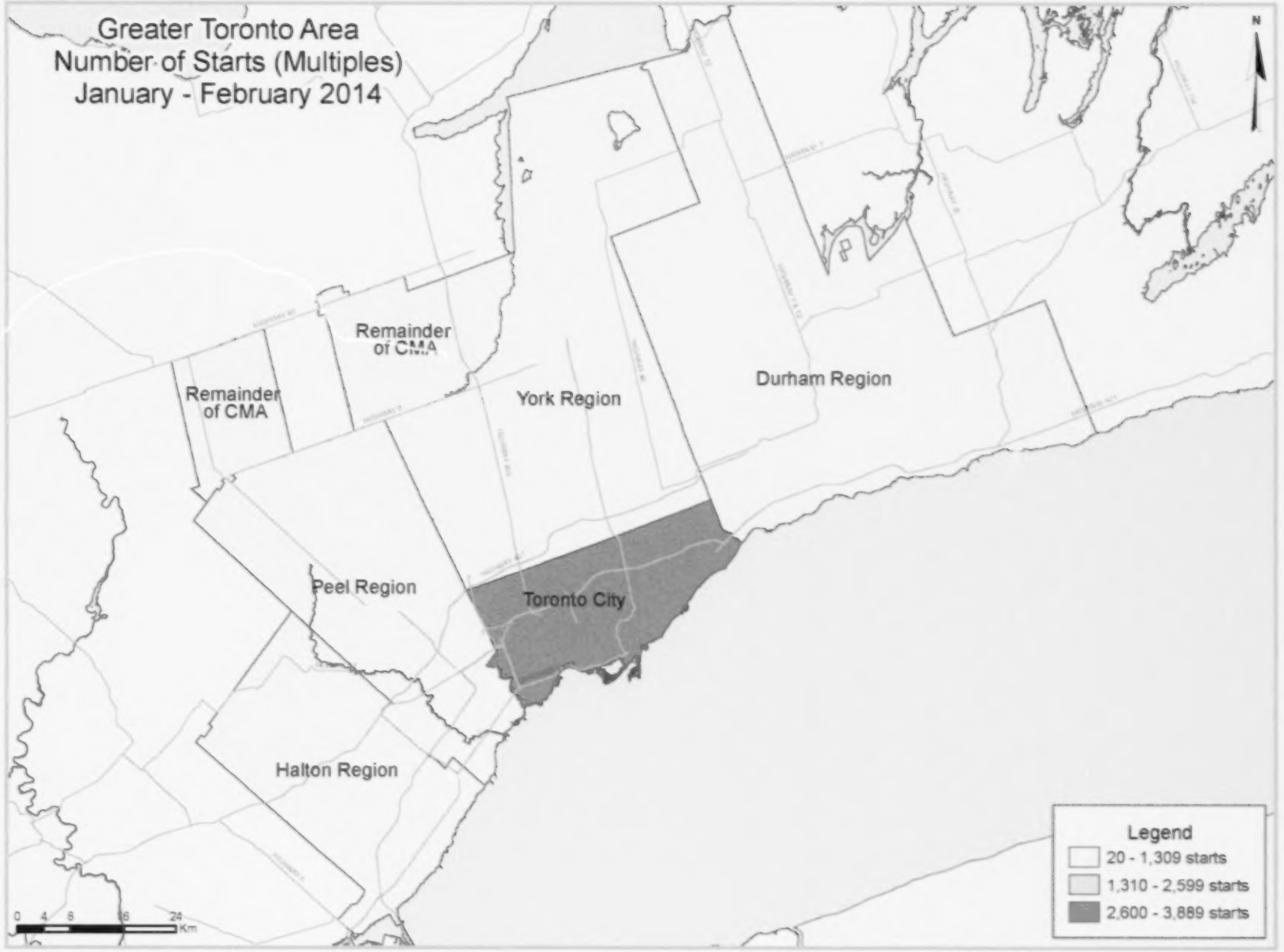
Following several months in late 2013 in which apartment starts were strong in the Regions (Durham, Peel, Halton and York), they occurred almost exclusively in the City of Toronto in February. The opposite occurred for single starts. After having been higher than usual through much of 2013, they were unusually low in February in the City of Toronto. While remaining relatively higher in the Regions, low-rise starts continued their longer term downtrend there as well. Although low-rise new home sales eased in February, they had been strong at the end of 2013 and in January 2014, pointing to higher low-rise starts later in the year.

Sales of existing homes were down in February following seasonal adjustment, an indication that housing demand remained subdued. However, after several months of weakness, full-time employment for all age groups turned up in February.

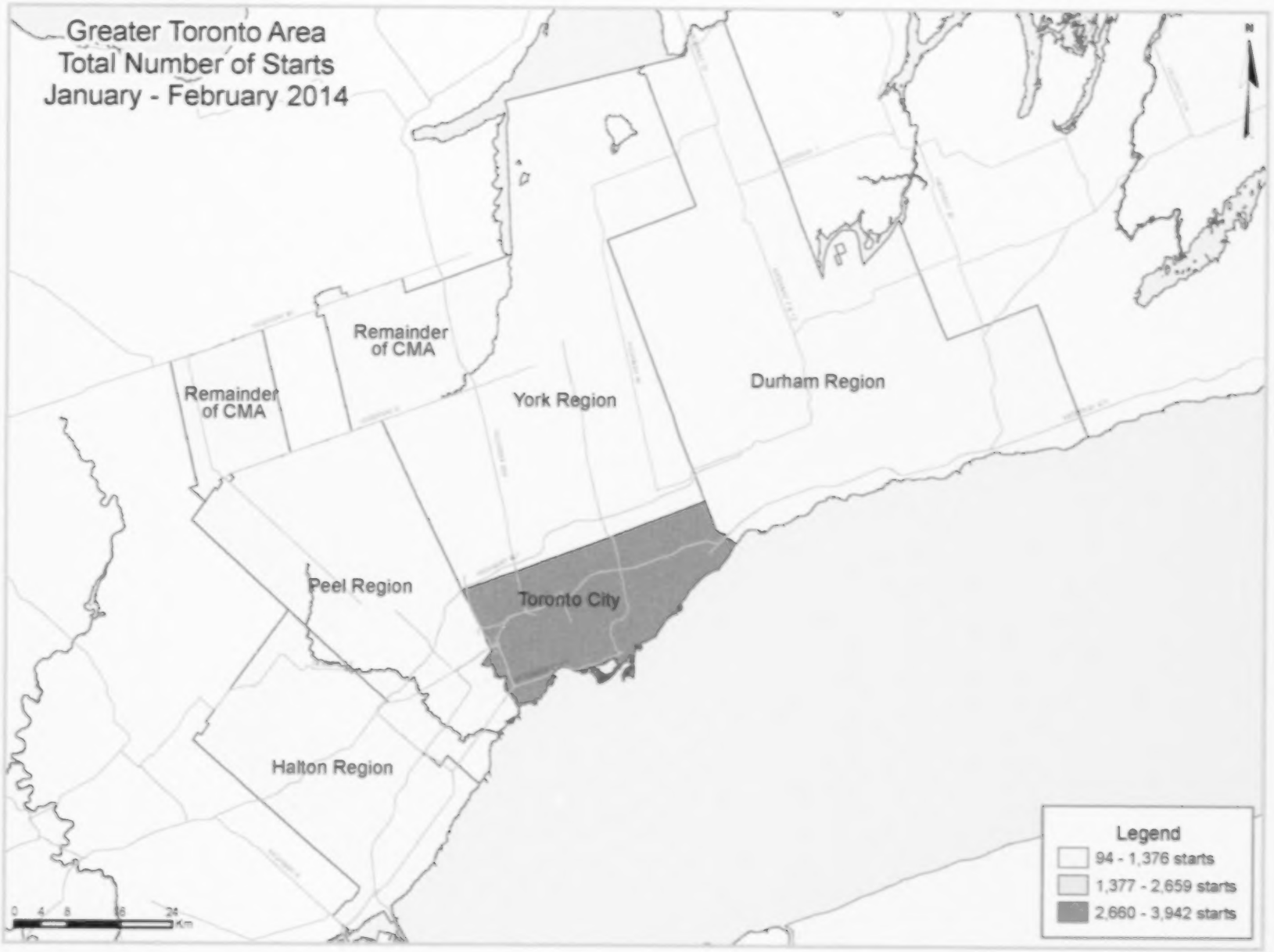
Greater Toronto Area
Number of Starts (Multiples)
February 2014
Legend
2 - 798 starts
799 - 1,595 starts
1,596 - 2,392 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
February 2014
Legend
25 - 63 starts
64 - 101 starts
102 - 140 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

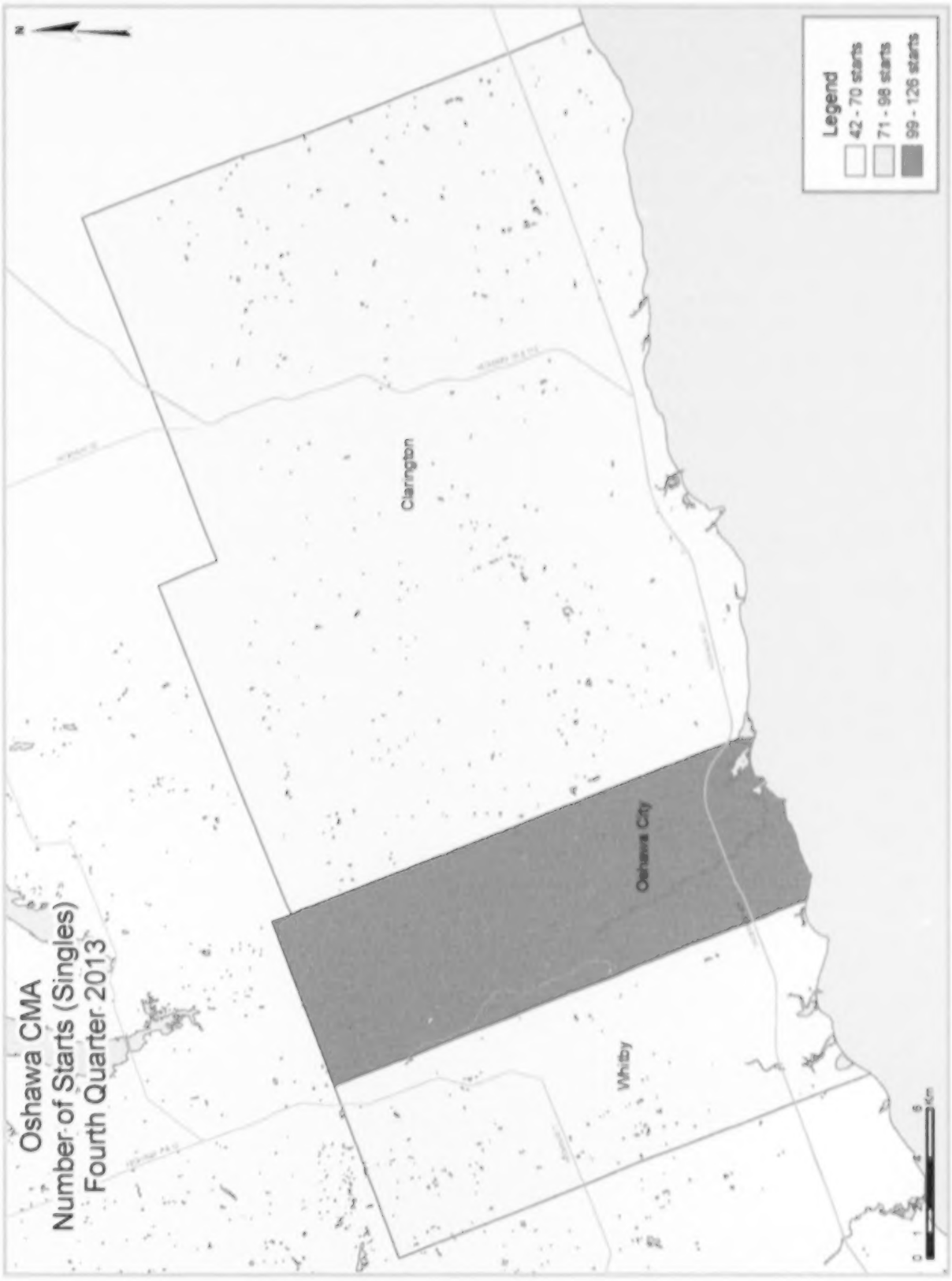

Greater Toronto Area
Total Number of Starts
February 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
46 - 836 starts
837 - 1,626 starts
1,627 - 2,417 starts

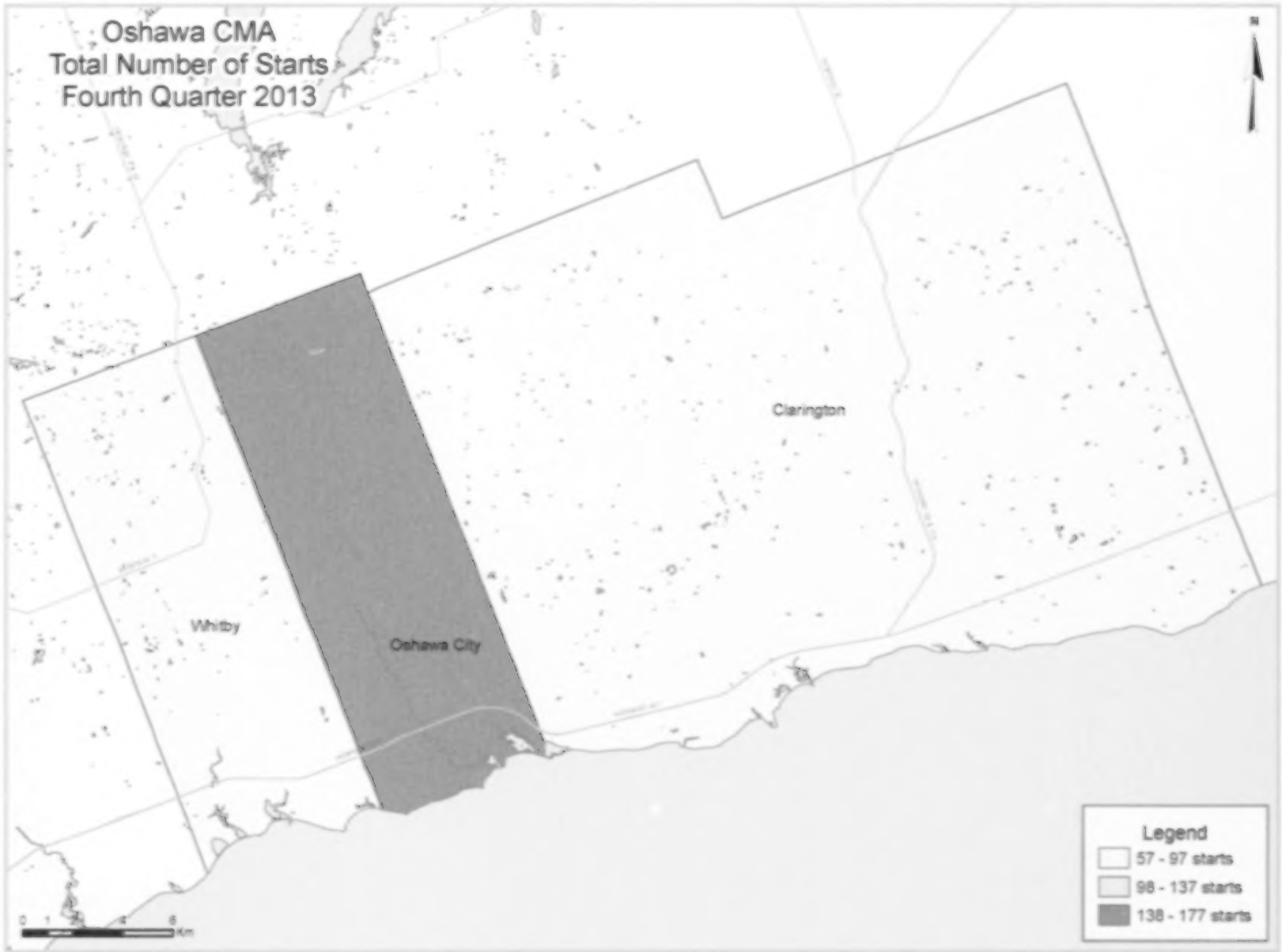

Greater Toronto Area
Number of Starts (Multiples)
January - February 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
20 - 1,309 starts
1,310 - 2,599 starts
2,600 - 3,889 starts

Greater Toronto Area
Number of Starts (Singles)
January - February 2014
Legend
53 - 128 starts
129 - 203 starts
204 - 279 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

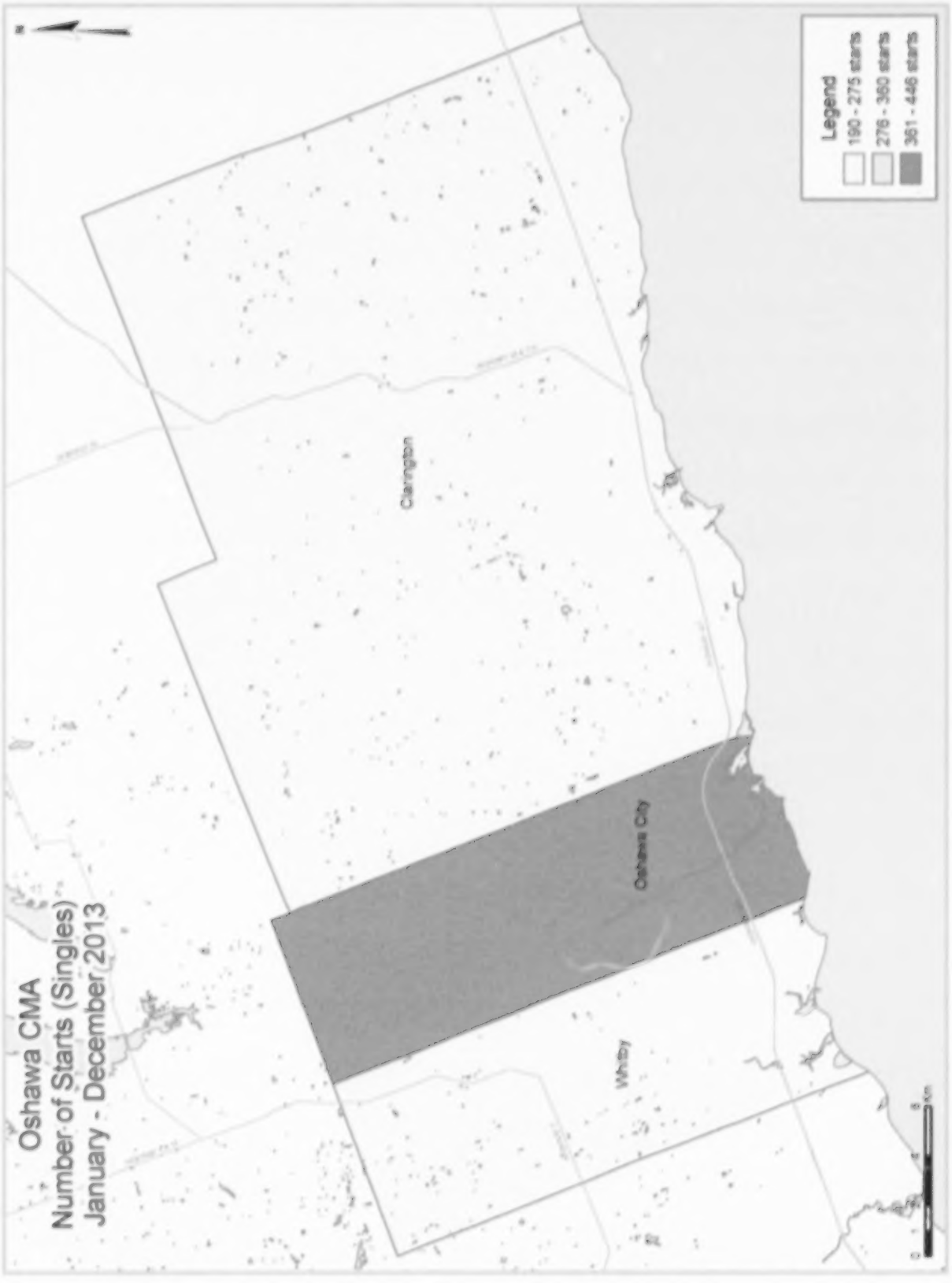

Greater Toronto Area
Total Number of Starts
January - February 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
94 - 1,376 starts
1,377 - 2,659 starts
2,660 - 3,942 starts
0 4 8 16 24
km

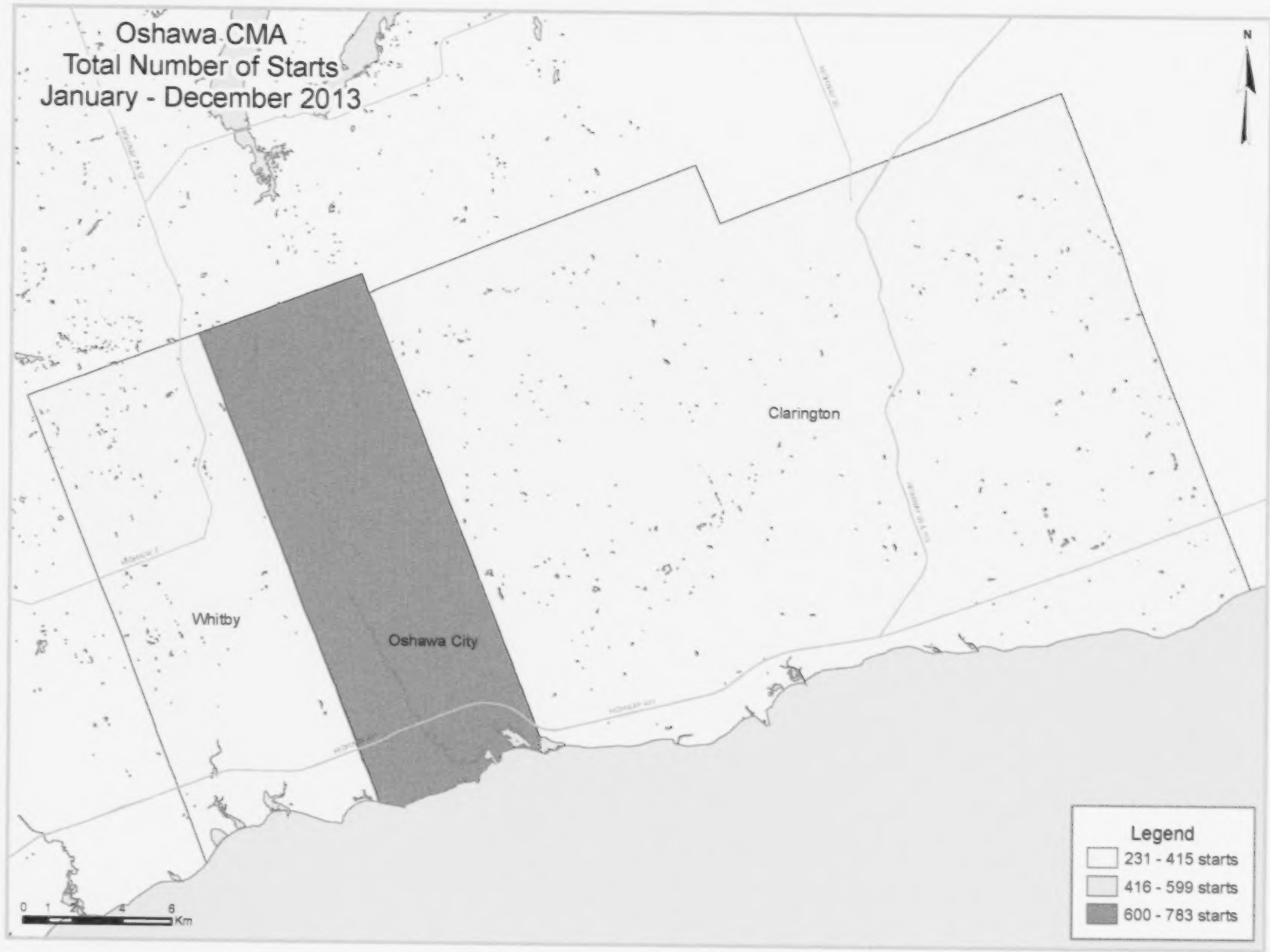
Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2013
Legend
6 - 21 starts
22 - 36 starts
37 - 51 starts
N
Clarington
Oshawa City
Whitby
0
6
Km


Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2013
Legend
42 - 70 starts
71 - 98 starts
99 - 126 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Total Number of Starts
Fourth Quarter 2013
N
Clarington
Whitby
Oshawa City
Legend
57 - 97 starts
98 - 137 starts
138 - 177 starts
0
2
4
6
Km

Oshawa CMA
Number of Starts (Multiples)
January - December 2013
Legend
41 - 139 starts
140 - 238 starts
239 - 337 starts
Clarington
Oshawa City
Whitby


Oshawa CMA
Number of Starts (Singles)
January - December 2013
Legend
190 - 275 starts
276 - 360 starts
361 - 446 starts
Clarington
Oshawa City
Whitby


Oshawa CMA
Total Number of Starts
January - December 2013
N
Clarington
Whitby
Oshawa City
0 1 2 4 6
Km
Legend
231 - 415 starts
416 - 599 starts
600 - 783 starts

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Brock, Pickering, Scugog, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) February 2014		
Toronto CMA[1]	January 2014	February 2014
Trend[2]	36,313	35,934
SAAR	35,941	38,116
	February 2013	February 2014
Actual		
February - Single-Detached	602	343
February - Multiples	2,677	2,658
February - Total	3,279	3,001
January to February - Single-Detached	1,112	966
January to February - Multiples	3,479	4,917
January to February - Total	4,591	5,883

Table 1b: Housing Starts (SAAR and Trend) February 2014		
Oshawa CMA[1]	January 2014	February 2014
Trend[2]	1,474	1,506
SAAR	1,033	1,779
	February 2013	February 2014
Actual		
February - Single-Detached	55	61
February - Multiples	6	47
February - Total	61	108
January to February - Single-Detached	123	106
January to February - Multiples	59	68
January to February - Total	182	174

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2014	342	46	139	1	38	2,337	0	98	3,001
February 2013	602	126	101	0	13	2,431	0	6	3,279
% Change	-43.2	-63.5	37.6	n/a	192.3	-3.9	n/a	**	-8.5
Year-to-date 2014	962	98	385	4	128	3,997	0	309	5,883
Year-to-date 2013	1,110	366	221	2	37	2,845	0	10	4,591
% Change	-13.3	-73.2	74.2	100.0	**	40.5	n/a	**	28.1
UNDER CONSTRUCTION									
February 2014	7,490	1,524	3,170	24	828	56,210	18	1,840	71,104
February 2013	8,120	1,949	3,551	26	887	51,242	22	2,486	68,284
% Change	-7.8	-21.8	-10.7	-7.7	-6.7	9.7	-18.2	-26.0	4.1
COMPLETIONS									
February 2014	743	96	346	1	25	1,075	0	1	2,287
February 2013	679	234	115	3	86	1,163	0	295	2,575
% Change	9.4	-59.0	**	-66.7	-70.9	-7.6	n/a	-99.7	-11.2
Year-to-date 2014	1,375	252	594	2	34	1,393	0	178	3,828
Year-to-date 2013	1,442	410	532	9	181	2,106	0	476	5,156
% Change	-4.6	-38.5	11.7	-77.8	-81.2	-33.9	n/a	-62.6	-25.8
COMPLETED & NOT ABSORBED									
February 2014	154	14	93	0	16	952	n/a	n/a	1,229
February 2013	149	19	87	0	8	1,009	n/a	n/a	1,272
% Change	3.4	-26.3	6.9	n/a	100.0	-5.6	n/a	n/a	-3.4
ABSORBED									
February 2014	737	96	343	1	26	1 007	n/a	n/a	2,210
February 2013	671	230	121	3	89	1 112	n/a	n/a	2,226
% Change	9.8	-58.3	183.5	-66.7	-70.8	-9.4	n/a	n/a	-0.7
Year-to-date 2014	1,367	254	595	2	35	1,424	n/a	n/a	3,677
Year-to-date 2013	1,428	409	516	9	184	2,006	n/a	n/a	4,552
% Change	-4.3	-37.9	15.3	-77.8	-81.0	-29.0	n/a	n/a	-19.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2014	61	0	27	0	0	0	0	20	108
February 2013	55	0	6	0	0	0	0	0	61
% Change	10.9	n/a	**	n/a	n/a	n/a	n/a	n/a	77.0
Year-to-date 2014	106	0	48	0	0	0	0	20	174
Year-to-date 2013	123	26	6	0	0	0	27	0	182
% Change	-13.8	-100.0	**	n/a	n/a	n/a	-100.0	n/a	-4.4
UNDER CONSTRUCTION									
February 2014	490	12	134	0	14	0	2	374	1,026
February 2013	624	60	76	0	130	190	38	154	1,272
% Change	-21.5	-80.0	76.3	n/a	-89.2	-100.0	-94.7	142.9	-19.3
COMPLETIONS									
February 2014	43	2	0	0	9	0	0	0	54
February 2013	60	4	11	0	19	0	0	0	94
% Change	-28.3	-50.0	-100.0	n/a	-52.6	n/a	n/a	n/a	-42.6
Year-to-date 2014	101	6	6	0	21	0	0	0	134
Year-to-date 2013	139	10	20	0	27	0	0	0	196
% Change	-27.3	-40.0	-70.0	n/a	-22.2	n/a	n/a	n/a	-31.6
COMPLETED & NOT ABSORBED									
February 2014	5	0	0	0	0	0	n/a	n/a	5
February 2013	8	0	0	0	0	9	n/a	n/a	17
% Change	-37.5	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	-70.6
ABSORBED									
February 2014	44	2	0	0	10	0	n/a	n/a	56
February 2013	61	4	11	0	21	0	n/a	n/a	97
% Change	-27.9	-50.0	-100.0	n/a	-52.4	n/a	n/a	n/a	-42.3
Year-to-date 2014	104	6	7	0	21	0	n/a	n/a	138
Year-to-date 2013	140	10	20	0	29	0	n/a	n/a	199
% Change	-25.7	-40.0	-65.0	n/a	-27.6	n/a	n/a	n/a	-30.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2014	374	42	158	0	38	2,337	0	118	3,067
February 2013	601	126	107	0	13	2,431	0	161	3,439
% Change	-37.8	-66.7	47.7	n/a	192.3	-3.9	n/a	-26.7	-10.8
Year-to-date 2014	1,005	94	417	1	128	3,997	0	329	5,971
Year-to-date 2013	1,164	392	214	0	37	2,845	27	165	4,844
% Change	-13.7	-76.0	94.9	n/a	**	40.5	-100.0	99.4	23.3
UNDER CONSTRUCTION									
February 2014	7,670	1,482	3,101	11	874	56,646	20	2,521	72,325
February 2013	8,539	1,961	3,550	10	1,051	51,738	60	2,795	69,705
% Change	-10.2	-24.4	-12.6	10.0	-16.8	9.5	-66.7	-9.8	3.8
COMPLETIONS									
February 2014	715	94	352	0	38	1,075	0	1	2,275
February 2013	707	232	136	2	105	1,349	0	295	2,826
% Change	1.1	-59.5	158.8	-100.0	-63.8	-20.3	n/a	-99.7	-19.5
Year-to-date 2014	1,385	254	606	0	67	1,393	0	178	3,883
Year-to-date 2013	1,467	402	555	2	204	2,292	0	476	5,398
% Change	-5.6	-36.8	9.2	-100.0	-67.2	-39.2	n/a	-62.6	-28.1
COMPLETED & NOT ABSORBED									
February 2014	168	12	77	0	18	934	n/a	n/a	1,209
February 2013	166	17	71	0	8	1,026	n/a	n/a	1,288
% Change	1.2	-29.4	8.5	n/a	125.0	-9.0	n/a	n/a	-6.1
ABSORBED									
February 2014	707	94	349	0	40	1 007	n/a	n/a	2,197
February 2013	698	228	142	2	110	1 290	n/a	n/a	2,470
% Change	1.3	-58.8	145.8	-100.0	-63.6	-21.9	n/a	n/a	-11.1
Year-to-date 2014	1,370	256	608	0	68	1,424	n/a	n/a	3,726
Year-to-date 2013	1,450	401	539	2	209	2,184	n/a	n/a	4,785
% Change	-5.5	-36.2	12.8	-100.0	-67.5	-34.8	n/a	n/a	-22.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2014	25	2	38	0	38	2,219	0	95	2,417
February 2013	41	2	0	0	0	1,626	0	0	1,669
York Region									
February 2014	89	24	79	0	0	0	0	3	195
February 2013	220	2	42	0	13	240	0	6	523
Peel Region									
February 2014	140	12	0	0	0	118	0	0	270
February 2013	201	74	0	0	0	463	0	0	738
Halton Region									
February 2014	55	2	0	0	0	0	0	0	57
February 2013	60	16	16	0	0	102	0	155	349
Durham Region									
February 2014	65	2	41	0	0	0	0	20	128
February 2013	79	32	49	0	0	0	0	0	160
Toronto CMA									
February 2014	342	46	139	1	38	2,337	0	98	3,001
February 2013	602	126	101	0	13	2,431	0	6	3,279
Oshawa CMA									
February 2014	61	0	27	0	0	0	0	20	108
February 2013	55	0	6	0	0	0	0	0	61
Greater Toronto Area									
February 2014	374	42	158	0	38	2,337	0	118	3,067
February 2013	601	126	107	0	13	2,431	0	161	3,439

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2014	1,422	190	509	9	341	45,248	10	1,735	49,464
February 2013	1,289	152	576	0	228	41,136	14	1,987	45,382
York Region									
February 2014	2,055	250	985	1	57	7,211	0	101	10,660
February 2013	2,012	440	1,326	1	83	6,147	0	249	10,258
Peel Region									
February 2014	2,339	954	931	1	237	2,533	8	4	7,007
February 2013	3,367	1,073	761	9	166	3,027	8	250	8,662
Halton Region									
February 2014	866	48	348	0	190	1,654	0	307	3,413
February 2013	892	194	656	0	373	1,238	0	155	3,508
Durham Region									
February 2014	988	40	328	0	49	0	2	374	1,781
February 2013	979	102	231	0	201	190	38	154	1,895
Toronto CMA									
February 2014	7,490	1,524	3,170	24	828	56,210	18	1,840	71,104
February 2013	8,120	1,949	3,551	26	887	51,242	22	2,486	68,284
Oshawa CMA									
February 2014	490	12	134	0	14	0	2	374	1,026
February 2013	624	60	76	0	130	190	38	154	1,272
Greater Toronto Area									
February 2014	7,670	1,482	3,101	11	874	56,646	20	2,521	72,325
February 2013	8,539	1,961	3,550	10	1,051	51,738	60	2,795	69,705

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2014	100	6	23	0	0	883	0	0	1,012
February 2013	86	72	6	0	0	756	0	295	1,215
York Region									
February 2014	199	26	68	0	7	0	0	1	301
February 2013	231	8	85	2	83	407	0	0	816
Peel Region									
February 2014	295	60	50	0	0	192	0	0	597
February 2013	200	136	19	0	0	0	0	0	355
Halton Region									
February 2014	50	0	189	0	22	0	0	0	261
February 2013	77	0	10	0	0	186	0	0	273
Durham Region									
February 2014	71	2	22	0	9	0	0	0	104
February 2013	113	16	16	0	22	0	0	0	167
Toronto CMA									
February 2014	743	96	346	1	25	1,075	0	1	2,287
February 2013	679	234	115	3	86	1,163	0	295	2,575
Oshawa CMA									
February 2014	43	2	0	0	9	0	0	0	54
February 2013	60	4	11	0	19	0	0	0	94
Greater Toronto Area									
February 2014	715	94	352	0	38	1,075	0	1	2,275
February 2013	707	232	136	2	105	1,349	0	295	2,826

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2014	101	2	55	0	9	839	n/a	n/a	1,006
February 2013	76	9	39	0	6	864	n/a	n/a	994
York Region									
February 2014	18	6	21	0	5	91	n/a	n/a	141
February 2013	16	2	6	0	0	38	n/a	n/a	62
Peel Region									
February 2014	14	2	1	0	2	0	n/a	n/a	19
February 2013	20	6	19	0	2	74	n/a	n/a	121
Halton Region									
February 2014	20	2	0	0	2	4	n/a	n/a	28
February 2013	23	0	0	0	0	32	n/a	n/a	55
Durham Region									
February 2014	15	0	0	0	0	0	n/a	n/a	15
February 2013	31	0	7	0	0	18	n/a	n/a	56
Toronto CMA									
February 2014	154	14	93	0	16	952	n/a	n/a	1,229
February 2013	149	19	87	0	8	1,009	n/a	n/a	1,272
Oshawa CMA									
February 2014	5	0	0	0	0	0	n/a	n/a	5
February 2013	8	0	0	0	0	9	n/a	n/a	17
Greater Toronto Area									
February 2014	168	12	77	0	18	934	n/a	n/a	1,209
February 2013	166	17	71	0	8	1,026	n/a	n/a	1,288

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2014	98	6	28	0	1	789	n/a	n/a	922
February 2013	81	70	4	0	0	718	n/a	n/a	873
York Region									
February 2014	200	26	60	0	7	1	n/a	n/a	294
February 2013	230	8	84	2	83	394	n/a	n/a	801
Peel Region									
February 2014	289	60	50	0	0	217	n/a	n/a	616
February 2013	203	134	28	0	0	0	n/a	n/a	365
Halton Region									
February 2014	51	0	189	0	22	0	n/a	n/a	262
February 2013	80	0	10	0	0	178	n/a	n/a	268
Durham Region									
February 2014	69	2	22	0	10	0	n/a	n/a	103
February 2013	104	16	16	0	27	0	n/a	n/a	163
Toronto CMA									
February 2014	737	96	343	1	26	1,007	n/a	n/a	2,210
February 2013	671	230	121	3	89	1,112	n/a	n/a	2,226
Oshawa CMA									
February 2014	44	2	0	0	10	0	n/a	n/a	56
February 2013	61	4	11	0	21	0	n/a	n/a	97
Greater Toronto Area									
February 2014	707	94	349	0	40	1,007	n/a	n/a	2,197
February 2013	698	228	142	2	110	1,290	n/a	n/a	2,470

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Toronto City	25	41	2	2	76	0	2,314	1,626	2,417	1,669	44.8
Toronto	8	13	0	2	18	0	1,282	1,606	1,308	1,621	-19.3
East York	2	4	2	0	0	0	0	0	4	4	0.0
Etobicoke	4	6	0	0	18	0	0	20	22	26	-15.4
North York	8	11	0	0	40	0	1,032	0	1,080	11	**
Scarborough	3	6	0	0	0	0	0	0	3	6	-50.0
York	0	1	0	0	0	0	0	0	0	1	-100.0
York Region	89	220	24	2	79	55	3	246	195	523	-62.7
Aurora	0	1	0	0	0	0	0	0	0	1	-100.0
East Gwillimbury	2	0	0	0	0	0	0	0	2	0	n/a
Georgina Township	10	18	0	0	0	11	0	0	10	29	-65.5
King Township	8	16	0	0	0	7	0	0	8	23	-65.2
Markham	23	54	24	2	4	24	3	0	54	80	-32.5
Newmarket	23	41	0	0	0	0	0	0	23	41	-43.9
Richmond Hill	6	19	0	0	75	0	0	6	81	25	**
Vaughan	10	44	0	0	0	13	0	240	10	297	-96.6
Whitchurch-Stouffville	7	27	0	0	0	0	0	0	7	27	-74.1
Peel Region	140	201	12	74	0	0	118	463	270	738	-63.4
Brampton	104	150	10	26	0	0	0	0	114	176	-35.2
Caledon	30	32	0	14	0	0	0	0	30	46	-34.8
Mississauga	6	19	2	34	0	0	118	463	126	516	-75.6
Halton Region	55	60	2	16	0	16	0	257	57	349	-83.7
Burlington	4	2	0	0	0	0	0	155	4	157	-97.5
Halton Hills	2	3	0	0	0	0	0	0	2	3	-33.3
Milton	29	51	0	0	0	0	0	0	29	51	-43.1
Oakville	20	4	2	16	0	16	0	102	22	138	-84.1
Durham Region	65	79	2	32	41	49	20	0	128	160	-20.0
Ajax	3	5	0	10	0	16	0	0	3	31	-90.3
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	38	34	0	0	12	6	0	0	50	40	25.0
Oshawa	21	14	0	0	0	0	20	0	41	14	192.9
Pickering	1	19	2	22	14	27	0	0	17	68	-75.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	2	7	0	0	15	0	0	0	17	7	142.9
Remainder of Toronto CMA	34	58	4	0	8	0	0	0	46	58	-20.7
Bradford West Gwillimbury	19	40	0	0	0	0	0	0	19	40	-52.5
Town of Mono	1	0	0	0	0	0	0	0	1	0	n/a
New Tecumseth	9	11	4	0	8	0	0	0	21	11	90.9
Orangeville	5	7	0	0	0	0	0	0	5	7	-28.6
Toronto CMA	343	602	46	126	177	114	2,435	2,437	3,001	3,279	-8.5
Oshawa CMA	61	55	0	0	27	6	20	0	108	61	77.0
Greater Toronto Area (GTA)	374	601	42	126	196	120	2,455	2,592	3,067	3,439	-10.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	53	102	8	54	97	36	3,784	2,042	3,942	2,234	76.5
Toronto	17	21	4	6	22	12	2,442	1,892	2,485	1,931	28.7
East York	2	12	4	0	0	0	0	0	6	12	-50.0
Etobicoke	9	11	0	0	18	0	0	130	27	141	-80.9
North York	19	47	0	48	49	19	1,342	0	1,410	114	**
Scarborough	6	9	0	0	8	5	0	20	14	34	-58.8
York	0	2	0	0	0	0	0	0	0	2	-100.0
York Region	279	441	42	40	179	141	3	248	503	870	-42.2
Aurora	4	1	0	0	0	0	0	0	4	1	**
East Gwillimbury	9	3	0	0	6	0	0	0	15	3	**
Georgina Township	35	34	0	0	0	11	0	0	35	45	-22.2
King Township	32	36	0	0	0	11	0	0	32	47	-31.9
Markham	45	106	42	18	57	106	3	2	147	232	-36.6
Newmarket	40	102	0	22	0	0	0	0	40	124	-67.7
Richmond Hill	27	31	0	0	110	0	0	6	137	37	**
Vaughan	61	62	0	0	6	13	0	240	67	315	-78.7
Whitchurch-Stouffville	26	66	0	0	0	0	0	0	26	66	-60.6
Peel Region	267	376	36	224	102	4	371	463	776	1,067	-27.3
Brampton	202	289	20	150	7	4	103	0	332	443	-25.1
Caledon	50	50	14	24	12	0	0	0	76	74	2.7
Mississauga	15	37	2	50	83	0	268	463	368	550	-33.1
Halton Region	147	88	2	16	52	21	148	257	349	382	-8.6
Burlington	4	7	0	0	0	0	0	155	4	162	-97.5
Halton Hills	10	5	0	0	0	0	0	0	10	5	100.0
Milton	51	68	0	0	40	0	148	0	239	68	**
Oakville	82	8	2	16	12	21	0	102	96	147	-34.7
Durham Region	260	157	6	58	115	76	20	0	401	291	37.8
Ajax	145	11	0	10	30	16	0	0	175	37	**
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Clarington	64	41	0	2	33	33	0	0	97	76	27.6
Oshawa	28	65	0	24	0	0	20	0	48	89	-46.1
Pickering	4	20	6	22	37	27	0	0	47	69	-31.9
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	14	17	0	0	15	0	0	0	29	17	70.6
Remainder of Toronto CMA	74	80	4	0	16	13	0	0	94	93	1.1
Bradford West Gwillimbury	27	49	0	0	0	13	0	0	27	62	-56.5
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	38	16	4	0	8	0	0	0	50	16	**
Orangeville	6	11	0	0	8	0	0	0	14	11	27.3
Toronto CMA	966	1,112	98	366	513	258	4,306	2,855	5,883	4,591	28.1
Oshawa CMA	106	123	0	26	48	33	20	0	174	182	-4.4
Greater Toronto Area (GTA)	1,006	1,164	94	392	545	278	4,326	3,010	5,971	4,844	23.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Toronto City	76	0	0	0	2,219	1,626	95	0
Toronto	18	0	0	0	1,282	1,606	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	0	20	0	0
North York	40	0	0	0	937	0	95	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	79	55	0	0	0	240	3	6
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	4	24	0	0	0	0	3	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	75	0	0	0	0	0	0	6
Vaughan	0	13	0	0	0	240	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	0	0	0	0	118	463	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	118	463	0	0
Halton Region	0	16	0	0	0	102	0	155
Burlington	0	0	0	0	0	0	0	155
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	0	16	0	0	0	102	0	0
Durham Region	41	49	0	0	0	0	20	0
Ajax	0	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	20	0
Pickering	14	27	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	15	0	0	0	0	0	0	0
Remainder of Toronto CMA	8	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	177	114	0	0	2,337	2,431	98	6
Oshawa CMA	27	6	0	0	0	0	20	0
Greater Toronto Area (GTA)	196	120	0	0	2,337	2,431	118	161

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	97	36	0	0	3,478	2,040	306	2
Toronto	22	12	0	0	2,231	1,890	211	2
East York	0	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	0	130	0	0
North York	49	19	0	0	1,247	0	95	0
Scarborough	8	5	0	0	0	20	0	0
York	0	0	0	0	0	0	0	0
York Region	179	141	0	0	0	240	3	8
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	11	0	0	0	0	0	0
Markham	57	106	0	0	0	0	3	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	110	0	0	0	0	0	0	6
Vaughan	6	13	0	0	0	240	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	102	4	0	0	371	463	0	0
Brampton	7	4	0	0	103	0	0	0
Caledon	12	0	0	0	0	0	0	0
Mississauga	83	0	0	0	268	463	0	0
Halton Region	52	21	0	0	148	102	0	155
Burlington	0	0	0	0	0	0	0	155
Halton Hills	0	0	0	0	0	0	0	0
Milton	40	0	0	0	148	0	0	0
Oakville	12	21	0	0	0	102	0	0
Durham Region	115	49	0	27	0	0	20	0
Ajax	30	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	33	6	0	27	0	0	0	0
Oshawa	0	0	0	0	0	0	20	0
Pickering	37	27	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	15	0	0	0	0	0	0	0
Remainder of Toronto CMA	16	13	0	0	0	0	0	0
Bradford West Gwillimbury	0	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	0	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	513	258	0	0	3,997	2,845	309	10
Oshawa CMA	48	6	0	27	0	0	20	0
Greater Toronto Area (GTA)	545	251	0	27	3,997	2,845	329	165

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Toronto City	65	43	2,257	1,626	95	0	2,417	1,669
Toronto	26	15	1,282	1,606	0	0	1,308	1,621
East York	4	4	0	0	0	0	4	4
Etobicoke	4	6	18	20	0	0	22	26
North York	28	11	957	0	95	0	1,080	11
Scarborough	3	6	0	0	0	0	3	6
York	0	1	0	0	0	0	0	1
York Region	192	264	0	253	3	6	195	523
Aurora	0	1	0	0	0	0	0	1
East Gwillimbury	2	0	0	0	0	0	2	0
Georgina Township	10	29	0	0	0	0	10	29
King Township	8	23	0	0	0	0	8	23
Markham	51	80	0	0	3	0	54	80
Newmarket	23	41	0	0	0	0	23	41
Richmond Hill	81	19	0	0	0	6	81	25
Vaughan	10	44	0	253	0	0	10	297
Whitchurch-Stouffville	7	27	0	0	0	0	7	27
Peel Region	152	275	118	463	0	0	270	738
Brampton	114	176	0	0	0	0	114	176
Caledon	30	46	0	0	0	0	30	46
Mississauga	8	53	118	463	0	0	126	516
Halton Region	57	92	0	102	0	155	57	349
Burlington	4	2	0	0	0	155	4	157
Halton Hills	2	3	0	0	0	0	2	3
Milton	29	51	0	0	0	0	29	51
Oakville	22	36	0	102	0	0	22	138
Durham Region	108	160	0	0	20	0	128	160
Ajax	3	31	0	0	0	0	3	31
Brock	0	0	0	0	0	0	0	0
Clarington	50	40	0	0	0	0	50	40
Oshawa	21	14	0	0	20	0	41	14
Pickering	17	68	0	0	0	0	17	68
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	7	0	0	0	0	17	7
Remainder of Toronto CMA	45	58	1	0	0	0	46	58
Bradford West Gwillimbury	19	40	0	0	0	0	19	40
Town of Mono	0	0	1	0	0	0	1	0
New Tecumseth	21	11	0	0	0	0	21	11
Orangeville	5	7	0	0	0	0	5	7
Toronto CMA	527	829	2,376	2,444	98	6	3,001	3,279
Oshawa CMA	88	61	0	0	20	0	108	61
Greater Toronto Area (GTA)	574	834	2,375	2,444	118	161	3,067	3,439

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	110	173	3,526	2,059	306	2	3,942	2,234
Toronto	43	39	2,231	1,890	211	2	2,485	1,931
East York	6	12	0	0	0	0	6	12
Etobicoke	9	11	18	130	0	0	27	141
North York	38	95	1,277	19	95	0	1,410	114
Scarborough	14	14	0	20	0	0	14	34
York	0	2	0	0	0	0	0	2
York Region	500	609	0	253	3	8	503	870
Aurora	4	1	0	0	0	0	4	1
East Gwillimbury	15	3	0	0	0	0	15	3
Georgina Township	35	45	0	0	0	0	35	45
King Township	32	47	0	0	0	0	32	47
Markham	144	230	0	0	3	2	147	232
Newmarket	40	124	0	0	0	0	40	124
Richmond Hill	137	31	0	0	0	6	137	37
Vaughan	67	62	0	253	0	0	67	315
Whitchurch-Stouffville	26	66	0	0	0	0	26	66
Peel Region	330	604	446	463	0	0	776	1,067
Brampton	229	443	103	0	0	0	332	443
Caledon	76	74	0	0	0	0	76	74
Mississauga	25	87	343	463	0	0	368	550
Halton Region	201	120	148	107	0	155	349	382
Burlington	4	7	0	0	0	155	4	162
Halton Hills	10	5	0	0	0	0	10	5
Milton	91	68	148	0	0	0	239	68
Oakville	96	40	0	107	0	0	96	147
Durham Region	375	264	6	0	20	27	401	291
Ajax	175	37	0	0	0	0	175	37
Brock	2	2	0	0	0	0	2	2
Clarington	97	49	0	0	0	27	97	76
Oshawa	28	89	0	0	20	0	48	89
Pickering	41	69	6	0	0	0	47	69
Scugog	2	0	0	0	0	0	2	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	29	17	0	0	0	0	29	17
Remainder of Toronto CMA	91	91	3	2	0	0	94	93
Bradford West Gwillimbury	27	62	0	0	0	0	27	62
Town of Mono	0	2	3	2	0	0	3	4
New Tecumseth	50	16	0	0	0	0	50	16
Orangeville	14	11	0	0	0	0	14	11
Toronto CMA	1,445	1,697	4,129	2,884	309	10	5,883	4,591
Oshawa CMA	154	155	0	0	20	27	174	182
Greater Toronto Area (GTA)	1,516	1,770	4,126	2,882	329	192	5,971	4,844

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Toronto City	100	86	6	72	23	6	883	1,051	1,012	1,215	-16.7
Toronto	12	13	4	2	0	0	440	1,051	456	1,066	-57.2
East York	2	7	0	0	0	0	105	0	107	7	**
Etobicoke	28	27	2	66	0	0	338	0	368	93	**
North York	53	30	0	0	0	6	0	0	53	36	47.2
Scarborough	5	5	0	0	23	0	0	0	28	5	**
York	0	4	0	4	0	0	0	0	0	8	-100.0
York Region	199	233	26	8	75	168	1	407	301	816	-63.1
Aurora	0	10	0	0	0	0	0	0	0	10	-100.0
East Gwillimbury	6	7	6	2	0	6	0	0	12	15	-20.0
Georgina Township	6	6	0	0	0	0	0	0	6	6	0.0
King Township	17	6	0	0	0	0	0	0	17	6	183.3
Markham	49	52	18	4	60	23	1	0	128	79	62.0
Newmarket	45	16	0	0	0	0	0	0	45	16	181.3
Richmond Hill	26	14	0	0	15	21	0	289	41	324	-87.3
Vaughan	24	81	2	2	0	118	0	118	26	319	-91.8
Whitchurch-Stouffville	26	41	0	0	0	0	0	0	26	41	-36.6
Peel Region	295	200	60	136	50	19	192	0	597	355	68.2
Brampton	202	146	34	134	22	0	0	0	258	280	-7.9
Caledon	62	47	4	2	0	19	0	0	66	68	-2.9
Mississauga	31	7	22	0	28	0	192	0	273	7	**
Halton Region	50	77	0	0	211	10	0	186	261	273	-4.4
Burlington	0	4	0	0	12	10	0	186	12	200	-94.0
Halton Hills	5	2	0	0	57	0	0	0	62	2	**
Milton	2	65	0	0	142	0	0	0	144	65	121.5
Oakville	43	6	0	0	0	0	0	0	43	6	**
Durham Region	71	113	2	16	31	38	0	0	104	167	-37.7
Ajax	15	27	0	12	0	3	0	0	15	42	-64.3
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Clarington	23	25	0	0	0	6	0	0	23	31	-25.8
Oshawa	16	21	2	4	0	7	0	0	18	32	-43.8
Pickering	7	16	0	0	22	5	0	0	29	21	38.1
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	3	8	0	0	0	0	0	0	3	8	-62.5
Whitby	4	14	0	0	9	17	0	0	13	31	-58.1
Remainder of Toronto CMA	75	39	6	6	0	0	0	0	81	45	80.0
Bradford West Gwillimbury	18	29	4	6	0	0	0	0	22	35	-37.1
Town of Mono	3	1	0	0	0	0	0	0	3	1	200.0
New Tecumseth	52	3	2	0	0	0	0	0	54	3	**
Orangeville	2	6	0	0	0	0	0	0	2	6	-66.7
Toronto CMA	744	682	98	234	369	201	1,076	1,458	2,287	2,575	-11.2
Oshawa CMA	43	60	2	4	9	30	0	0	54	94	-42.6
Greater Toronto Area (GTA)	715	709	94	232	390	241	1,076	1,644	2,275	2,826	-19.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	167	159	8	86	41	161	1,378	2,083	1,594	2,489	-36.0
Toronto	32	31	4	2	4	12	935	1,600	975	1,645	-40.7
East York	5	14	0	0	0	0	105	0	110	14	**
Etobicoke	38	38	4	68	0	0	338	483	380	589	-35.5
North York	74	58	0	10	0	149	0	0	74	217	-65.9
Scarborough	18	10	0	0	37	0	0	0	55	10	**
York	0	8	0	6	0	0	0	0	0	14	-100.0
York Region	440	528	58	70	167	318	1	407	666	1,323	-49.7
Aurora	0	16	0	0	0	0	0	0	0	16	-100.0
East Gwillimbury	11	9	8	4	0	6	0	0	19	19	0.0
Georgina Township	19	21	0	0	6	0	0	0	25	21	19.0
King Township	55	28	0	0	7	6	0	0	62	34	82.4
Markham	112	129	38	58	92	69	1	0	243	256	-5.1
Newmarket	87	19	8	0	0	34	0	0	95	53	79.2
Richmond Hill	55	36	0	0	41	49	0	289	96	374	-74.3
Vaughan	60	142	4	8	14	147	0	118	78	415	-81.2
Whitchurch-Stouffville	41	128	0	0	7	7	0	0	48	135	-64.4
Peel Region	562	420	172	202	140	86	192	0	1,066	708	50.6
Brampton	427	291	88	198	103	0	0	0	618	489	26.4
Caledon	82	90	4	2	0	58	0	0	86	150	-42.7
Mississauga	53	39	80	2	37	28	192	0	362	69	**
Halton Region	69	129	10	22	276	139	0	278	355	568	-37.5
Burlington	7	8	0	0	20	10	0	186	27	204	-86.8
Halton Hills	7	2	0	0	57	0	0	0	64	2	**
Milton	2	101	10	22	199	78	0	50	211	251	-15.9
Oakville	53	18	0	0	0	51	0	42	53	111	-52.3
Durham Region	147	233	6	22	49	55	0	0	202	310	-34.8
Ajax	21	44	0	12	0	3	0	0	21	59	-64.4
Brock	3	4	0	0	0	0	0	0	3	4	-25.0
Clarington	42	56	4	0	6	6	0	0	52	62	-16.1
Oshawa	36	55	2	10	0	7	0	0	38	72	-47.2
Pickering	11	34	0	0	22	5	0	0	33	39	-15.4
Scugog	6	2	0	0	0	0	0	0	6	2	200.0
Uxbridge	5	10	0	0	0	0	0	0	5	10	-50.0
Whitby	23	28	0	0	21	34	0	0	44	62	-29.0
Remainder of Toronto CMA	109	135	6	22	0	7	0	0	115	164	-29.9
Bradford West Gwillimbury	36	74	4	16	0	0	0	0	40	90	-55.6
Town of Mono	4	5	0	0	0	0	0	0	4	5	-20.0
New Tecumseth	64	40	2	6	0	0	0	0	66	46	43.5
Orangeville	5	16	0	0	0	7	0	0	5	23	-78.3
Toronto CMA	1,377	1,451	254	414	626	709	1,571	2,582	3,828	5,156	-25.8
Oshawa CMA	101	139	6	10	27	47	0	0	134	196	-31.6
Greater Toronto Area (GTA)	1,385	1,469	254	402	673	759	1,571	2,768	3,883	5,398	-28.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Toronto City	23	6	0	0	883	756	0	295
Toronto	0	0	0	0	440	756	0	295
East York	0	0	0	0	105	0	0	0
Etobicoke	0	0	0	0	338	0	0	0
North York	0	6	0	0	0	0	0	0
Scarborough	23	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	75	168	0	0	0	407	1	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	60	23	0	0	0	0	1	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	15	21	0	0	0	289	0	0
Vaughan	0	118	0	0	0	118	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	50	19	0	0	192	0	0	0
Brampton	22	0	0	0	0	0	0	0
Caledon	0	19	0	0	0	0	0	0
Mississauga	28	0	0	0	192	0	0	0
Halton Region	211	10	0	0	0	186	0	0
Burlington	12	10	0	0	0	186	0	0
Halton Hills	57	0	0	0	0	0	0	0
Milton	142	0	0	0	0	0	0	0
Oakville	0	0	0	0	0	0	0	0
Durham Region	31	38	0	0	0	0	0	0
Ajax	0	3	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	7	0	0	0	0	0	0
Pickering	22	5	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	9	17	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	369	201	0	0	1,075	1,163	1	295
Oshawa CMA	9	30	0	0	0	0	0	0
Greater Toronto Area (GTA)	390	241	0	0	1,075	1,349	1	295

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	41	161	0	0	1,201	1,609	177	474
Toronto	4	12	0	0	758	1,126	177	474
East York	0	0	0	0	105	0	0	0
Etobicoke	0	0	0	0	338	483	0	0
North York	0	149	0	0	0	0	0	0
Scarborough	37	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	167	318	0	0	0	407	1	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	7	6	0	0	0	0	0	0
Markham	92	69	0	0	0	0	1	0
Newmarket	0	34	0	0	0	0	0	0
Richmond Hill	41	49	0	0	0	289	0	0
Vaughan	14	147	0	0	0	118	0	0
Whitchurch-Stouffville	7	7	0	0	0	0	0	0
Peel Region	140	86	0	0	192	0	0	0
Brampton	103	0	0	0	0	0	0	0
Caledon	0	58	0	0	0	0	0	0
Mississauga	37	28	0	0	192	0	0	0
Halton Region	276	139	0	0	0	276	0	2
Burlington	20	10	0	0	0	186	0	0
Halton Hills	57	0	0	0	0	0	0	0
Milton	199	78	0	0	0	48	0	2
Oakville	0	51	0	0	0	42	0	0
Durham Region	49	55	0	0	0	0	0	0
Ajax	0	3	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	6	0	0	0	0	0	0
Oshawa	0	7	0	0	0	0	0	0
Pickering	22	5	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	21	34	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	626	709	0	0	1,393	2,106	178	476
Oshawa CMA	27	47	0	0	0	0	0	0
Greater Toronto Area (GTA)	673	759	0	0	1,393	2,292	178	476

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Toronto City	129	164	883	756	0	295	1,012	1,215
Toronto	16	15	440	756	0	295	456	1,066
East York	2	7	105	0	0	0	107	7
Etobicoke	30	93	338	0	0	0	368	93
North York	53	36	0	0	0	0	53	36
Scarborough	28	5	0	0	0	0	28	5
York	0	8	0	0	0	0	0	8
York Region	293	324	7	492	1	0	301	816
Aurora	0	8	0	2	0	0	0	10
East Gwillimbury	12	15	0	0	0	0	12	15
Georgina Township	6	6	0	0	0	0	6	6
King Township	17	6	0	0	0	0	17	6
Markham	127	79	0	0	1	0	128	79
Newmarket	45	16	0	0	0	0	45	16
Richmond Hill	34	35	7	289	0	0	41	324
Vaughan	26	118	0	201	0	0	26	319
Whitchurch-Stouffville	26	41	0	0	0	0	26	41
Peel Region	405	355	192	0	0	0	597	355
Brampton	258	280	0	0	0	0	258	280
Caledon	66	68	0	0	0	0	66	68
Mississauga	81	7	192	0	0	0	273	7
Halton Region	239	87	22	186	0	0	261	273
Burlington	6	14	6	186	0	0	12	200
Halton Hills	62	2	0	0	0	0	62	2
Milton	128	65	16	0	0	0	144	65
Oakville	43	6	0	0	0	0	43	6
Durham Region	95	145	9	22	0	0	104	167
Ajax	15	39	0	3	0	0	15	42
Brock	2	2	0	0	0	0	2	2
Clarington	23	31	0	0	0	0	23	31
Oshawa	18	25	0	7	0	0	18	32
Pickering	29	21	0	0	0	0	29	21
Scugog	1	0	0	0	0	0	1	0
Uxbridge	3	8	0	0	0	0	3	8
Whitby	4	19	9	12	0	0	13	31
Remainder of Toronto CMA	78	44	3	1	0	0	81	45
Bradford West Gwillimbury	22	35	0	0	0	0	22	35
Town of Mono	2	0	1	1	0	0	3	1
New Tecumseth	52	3	2	0	0	0	54	3
Orangeville	2	6	0	0	0	0	2	6
Toronto CMA	1,185	1,028	1,101	1,252	1	295	2,287	2,575
Oshawa CMA	45	75	9	19	0	0	54	94
Greater Toronto Area (GTA)	1,161	1,075	1,113	1,456	1	295	2,275	2,826

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	216	406	1,201	1,609	177	474	1,594	2,489
Toronto	40	45	758	1,126	177	474	975	1,645
East York	5	14	105	0	0	0	110	14
Etobicoke	42	106	338	483	0	0	380	589
North York	74	217	0	0	0	0	74	217
Scarborough	55	10	0	0	0	0	55	10
York	0	14	0	0	0	0	0	14
York Region	658	819	7	504	1	0	666	1,323
Aurora	0	14	0	2	0	0	0	16
East Gwillimbury	19	19	0	0	0	0	19	19
Georgina Township	25	21	0	0	0	0	25	21
King Township	62	34	0	0	0	0	62	34
Markham	242	256	0	0	1	0	243	256
Newmarket	95	53	0	0	0	0	95	53
Richmond Hill	89	73	7	301	0	0	96	374
Vaughan	78	214	0	201	0	0	78	415
Whitchurch-Stouffville	48	135	0	0	0	0	48	135
Peel Region	865	680	201	28	0	0	1,066	708
Brampton	618	489	0	0	0	0	618	489
Caledon	86	150	0	0	0	0	86	150
Mississauga	161	41	201	28	0	0	362	69
Halton Region	325	239	30	327	0	2	355	568
Burlington	13	18	14	186	0	0	27	204
Halton Hills	64	2	0	0	0	0	64	2
Milton	195	201	16	48	0	2	211	251
Oakville	53	18	0	93	0	0	53	111
Durham Region	181	280	21	30	0	0	202	310
Ajax	21	56	0	3	0	0	21	59
Brock	3	4	0	0	0	0	3	4
Clarington	52	62	0	0	0	0	52	62
Oshawa	38	65	0	7	0	0	38	72
Pickering	33	39	0	0	0	0	33	39
Scugog	6	2	0	0	0	0	6	2
Uxbridge	5	10	0	0	0	0	5	10
Whitby	23	42	21	20	0	0	44	62
Remainder of Toronto CMA	111	153	4	11	0	0	115	164
Bradford West Gwillimbury	40	90	0	0	0	0	40	90
Town of Mono	2	2	2	3	0	0	4	5
New Tecumseth	64	38	2	8	0	0	66	46
Orangeville	5	23	0	0	0	0	5	23
Toronto CMA	2,221	2,384	1,429	2,296	178	476	3,828	5,156
Oshawa CMA	113	169	21	27	0	0	134	196
Greater Toronto Area (GTA)	2,245	2,424	1,460	2,498	178	476	3,883	5,398

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2014	0	0.0	1	1.0	2	2.0	6	6.1	89	90.8	98	1,300,000	1,511,283
February 2013	0	0.0	1	1.3	0	0.0	9	11.4	69	87.3	79	1,087,900	1,283,373
Year-to-date 2014	0	0.0	2	1.2	2	1.2	18	10.6	148	87.1	170	1,249,000	1,437,663
Year-to-date 2013	0	0.0	1	0.7	1	0.7	17	12.1	122	86.5	141	1,211,000	1,475,128
Toronto													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	975,000	1,289,231
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,159,000	1,265,226
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	10.3	26	89.7	29	1,200,000	1,805,341
East York													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Etobicoke													
February 2014	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	1,050,000	1,177,330
February 2013	0	0.0	0	0.0	0	0.0	8	30.8	18	69.2	26	1,014,000	1,284,006
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	4.8	40	95.2	42	1,100,000	1,236,850
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	23.7	29	76.3	38	1,394,950	1,392,206
North York													
February 2014	0	0.0	1	1.9	1	1.9	3	5.6	49	90.7	54	1,775,000	1,755,552
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	1,259,750	1,471,671
Year-to-date 2014	0	0.0	1	1.4	1	1.4	3	4.2	67	93.1	72	1,800,000	1,811,162
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	1,427,400	1,612,739
Scarborough													
February 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
February 2013	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2014	0	0.0	1	4.5	1	4.5	13	59.1	7	31.8	22	725,500	853,609
Year-to-date 2013	0	0.0	1	10.0	1	10.0	1	10.0	7	70.0	10	850,000	792,800
York													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2014	14	7.0	10	5.0	24	12.1	55	27.6	96	48.2	199	795,900	808,764
February 2013	11	4.8	8	3.5	40	17.4	113	49.1	58	25.2	230	711,900	813,279
Year-to-date 2014	37	8.5	25	5.8	51	11.8	116	26.7	205	47.2	434	795,445	845,811
Year-to-date 2013	30	5.7	41	7.8	122	23.2	237	45.1	95	18.1	525	679,990	738,426
Aurora													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	0.0	1	11.1	1	11.1	0	0.0	7	77.8	9	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	6.7	1	6.7	2	13.3	11	73.3	15	859,990	954,995
East Gwillimbury													
February 2014	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
February 2013	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	7	63.6	4	36.4	0	0.0	0	0.0	0	0.0	11	449,990	450,081
Year-to-date 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Georgina Township													
February 2014	3	50.0	0	0.0	0	0.0	1	16.7	2	33.3	6	--	--
February 2013	3	50.0	0	0.0	0	0.0	2	33.3	1	16.7	6	--	--
Year-to-date 2014	14	73.7	0	0.0	0	0.0	2	10.5	3	15.8	19	369,990	480,885
Year-to-date 2013	14	66.7	3	14.3	1	4.8	2	9.5	1	4.8	21	379,990	438,942
King Township													
February 2014	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	892,495	1,115,926
February 2013	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2014	0	0.0	0	0.0	1	2.0	10	19.6	40	78.4	51	850,990	987,732
Year-to-date 2013	0	0.0	0	0.0	1	3.6	17	60.7	10	35.7	28	774,490	790,383
Markham													
February 2014	0	0.0	0	0.0	5	10.2	14	28.6	30	61.2	49	865,990	853,396
February 2013	0	0.0	2	3.8	23	44.2	19	36.5	8	15.4	52	670,445	700,935
Year-to-date 2014	0	0.0	0	0.0	8	7.1	34	30.4	70	62.5	112	871,380	994,372
Year-to-date 2013	0	0.0	8	6.2	53	41.1	48	37.2	20	15.5	129	663,900	698,905
Newmarket													
February 2014	7	15.6	6	13.3	13	28.9	18	40.0	1	2.2	45	609,900	616,468
February 2013	0	0.0	1	6.3	2	12.5	13	81.3	0	0.0	16	711,900	690,729
Year-to-date 2014	15	17.0	19	21.6	25	28.4	28	31.8	1	1.1	88	601,900	586,911
Year-to-date 2013	0	0.0	2	10.5	2	10.5	15	78.9	0	0.0	19	711,900	679,819
Richmond Hill													
February 2014	0	0.0	0	0.0	0	0.0	8	30.8	18	69.2	26	853,490	948,533
February 2013	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	817,990	938,072
Year-to-date 2014	0	0.0	0	0.0	1	1.8	18	32.7	36	65.5	55	838,990	1,037,265
Year-to-date 2013	0	0.0	0	0.0	4	11.4	18	51.4	13	37.1	35	765,990	889,308
Vaughan													
February 2014	0	0.0	0	0.0	1	4.2	0	0.0	23	95.8	24	908,490	939,604
February 2013	1	1.3	0	0.0	1	1.3	45	56.3	33	41.3	80	773,995	1,012,380
Year-to-date 2014	0	0.0	0	0.0	5	8.9	6	10.7	45	80.4	56	908,445	927,073
Year-to-date 2013	1	0.7	0	0.0	4	2.8	96	68.1	40	28.4	141	755,990	906,651
Whitchurch-Stouffville													
February 2014	1	3.7	1	3.7	5	18.5	11	40.7	9	33.3	27	694,900	741,320
February 2013	0	0.0	4	9.8	13	31.7	24	58.5	0	0.0	41	652,990	635,700
Year-to-date 2014	1	2.4	2	4.8	11	26.2	18	42.9	10	23.8	42	674,900	729,438
Year-to-date 2013	6	4.7	27	21.1	56	43.8	39	30.5	0	0.0	128	592,945	596,333

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2014	73	25.3	85	29.4	60	20.8	57	19.7	14	4.8	289	529,900	567,730
February 2013	49	24.1	56	27.6	52	25.6	38	18.7	8	3.9	203	546,990	557,556
Year-to-date 2014	92	16.7	171	31.0	120	21.8	137	24.9	31	5.6	551	560,900	590,544
Year-to-date 2013	65	15.3	112	26.4	113	26.6	95	22.4	40	9.4	425	575,900	633,486
Brampton													
February 2014	71	36.2	71	36.2	34	17.3	17	8.7	3	1.5	196	478,900	509,128
February 2013	45	30.2	46	30.9	33	22.1	23	15.4	2	1.3	149	507,900	531,346
Year-to-date 2014	89	21.4	150	36.1	87	20.9	72	17.3	18	4.3	416	525,900	558,320
Year-to-date 2013	59	19.9	89	30.0	70	23.6	71	23.9	8	2.7	297	550,990	566,714
Caledon													
February 2014	2	3.2	14	22.6	26	41.9	20	32.3	0	0.0	62	602,900	606,739
February 2013	4	8.5	10	21.3	19	40.4	14	29.8	0	0.0	47	600,000	593,906
Year-to-date 2014	3	3.7	21	25.6	33	40.2	23	28.0	2	2.4	82	599,900	605,133
Year-to-date 2013	6	6.7	22	24.7	43	48.3	18	20.2	0	0.0	89	590,900	582,561
Mississauga													
February 2014	0	0.0	0	0.0	0	0.0	20	64.5	11	35.5	31	799,900	860,223
February 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	42	79.2	11	20.8	53	789,900	820,900
Year-to-date 2013	0	0.0	1	2.6	0	0.0	6	15.4	32	82.1	39	950,000	1,258,195
Halton Region													
February 2014	0	0.0	0	0.0	4	7.8	23	45.1	24	47.1	51	770,000	1,146,989
February 2013	45	57.0	10	12.7	2	2.5	3	3.8	19	24.1	79	425,900	635,153
Year-to-date 2014	1	1.4	0	0.0	10	14.3	26	37.1	33	47.1	70	770,000	1,211,676
Year-to-date 2013	60	44.8	22	16.4	12	9.0	7	5.2	33	24.6	134	473,400	699,143
Burlington													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	1	14.3	0	0.0	3	42.9	0	0.0	3	42.9	7	--	--
Year-to-date 2013	0	0.0	0	0.0	1	11.1	0	0.0	8	88.9	9	--	--
Halton Hills													
February 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
February 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Milton													
February 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
February 2013	45	69.2	9	13.8	2	3.1	0	0.0	9	13.8	65	419,900	499,617
Year-to-date 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	60	59.4	21	20.8	3	3.0	2	2.0	15	14.9	101	425,900	512,091
Oakville													
February 2014	0	0.0	0	0.0	1	2.3	22	50.0	21	47.7	44	770,495	1,191,883
February 2013	0	0.0	1	12.5	0	0.0	2	25.0	5	62.5	8	--	--
Year-to-date 2014	0	0.0	0	0.0	4	7.4	25	46.3	25	46.3	54	770,000	1,261,164
Year-to-date 2013	0	0.0	1	4.5	8	36.4	4	18.2	9	40.9	22	682,500	989,270

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2014	28	40.6	13	18.8	17	24.6	7	10.1	4	5.8	69	489,990	524,966
February 2013	49	47.1	16	15.4	18	17.3	14	13.5	7	6.7	104	462,145	519,140
Year-to-date 2014	55	39.0	35	24.8	28	19.9	15	10.6	8	5.7	141	484,990	517,576
Year-to-date 2013	106	48.6	43	19.7	29	13.3	27	12.4	13	6.0	218	458,945	505,853
Ajax													
February 2014	1	6.7	3	20.0	10	66.7	1	6.7	0	0.0	15	588,300	568,193
February 2013	1	3.4	6	20.7	13	44.8	9	31.0	0	0.0	29	590,000	595,714
Year-to-date 2014	2	9.5	7	33.3	11	52.4	1	4.8	0	0.0	21	575,000	550,505
Year-to-date 2013	2	4.5	14	31.8	17	38.6	11	25.0	0	0.0	44	583,300	585,330
Brock													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
February 2014	16	66.7	3	12.5	2	8.3	2	8.3	1	4.2	24	402,450	462,507
February 2013	22	88.0	2	8.0	1	4.0	0	0.0	0	0.0	25	340,400	353,883
Year-to-date 2014	25	58.1	7	16.3	6	14.0	4	9.3	1	2.3	43	404,900	456,157
Year-to-date 2013	47	83.9	6	10.7	2	3.6	0	0.0	1	1.8	56	342,990	372,055
Oshawa													
February 2014	9	56.3	3	18.8	4	25.0	0	0.0	0	0.0	16	437,990	468,468
February 2013	13	59.1	3	13.6	4	18.2	2	9.1	0	0.0	22	426,990	456,698
Year-to-date 2014	24	66.7	8	22.2	4	11.1	0	0.0	0	0.0	36	416,945	431,412
Year-to-date 2013	37	66.1	10	17.9	6	10.7	3	5.4	0	0.0	56	414,995	445,113
Pickering													
February 2014	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
February 2013	3	50.0	0	0.0	0	0.0	1	16.7	2	33.3	6	--	--
Year-to-date 2014	0	0.0	0	0.0	2	18.2	5	45.5	4	36.4	11	715,000	813,655
Year-to-date 2013	3	12.5	4	16.7	3	12.5	8	33.3	6	25.0	24	691,100	680,040
Scugog													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
February 2014	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
February 2013	1	12.5	0	0.0	0	0.0	2	25.0	5	62.5	8	--	--
Year-to-date 2014	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2013	1	10.0	0	0.0	0	0.0	3	30.0	6	60.0	10	1,133,980	974,996
Whitby													
February 2014	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
February 2013	9	64.3	5	35.7	0	0.0	0	0.0	0	0.0	14	422,945	430,686
Year-to-date 2014	4	16.0	11	44.0	4	16.0	3	12.0	3	12.0	25	522,990	573,301
Year-to-date 2013	16	57.1	9	32.1	1	3.6	2	7.1	0	0.0	28	422,945	453,179

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2014	58	77.3	15	20.0	0	0.0	2	2.7	0	0.0	75	379,990	391,789
February 2013	39	97.5	1	2.5	0	0.0	0	0.0	0	0.0	40	389,990	390,425
Year-to-date 2014	92	83.6	15	13.6	0	0.0	3	2.7	0	0.0	110	380,000	391,668
Year-to-date 2013	127	94.1	5	3.7	0	0.0	0	0.0	3	2.2	135	394,990	395,401
Bradford West Gwillimbury													
February 2014	17	94.4	1	5.6	0	0.0	0	0.0	0	0.0	18	384,990	377,212
February 2013	29	100.0	0	0.0	0	0.0	0	0.0	0	0.0	29	399,990	398,956
Year-to-date 2014	35	97.2	1	2.8	0	0.0	0	0.0	0	0.0	36	392,490	382,073
Year-to-date 2013	69	93.2	3	4.1	0	0.0	0	0.0	2	2.7	74	409,990	418,929
Town of Mono													
February 2014	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
February 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2013	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	--	--
New Tecumseth													
February 2014	40	76.9	12	23.1	0	0.0	0	0.0	0	0.0	52	369,990	381,625
February 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	51	79.7	12	18.8	0	0.0	1	1.6	0	0.0	64	369,990	384,349
Year-to-date 2013	40	100.0	0	0.0	0	0.0	0	0.0	0	0.0	40	334,945	341,829
Orangeville													
February 2014	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
February 2013	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2013	14	87.5	2	12.5	0	0.0	0	0.0	0	0.0	16	372,900	386,730
Toronto CMA													
February 2014	146	19.8	116	15.7	101	13.7	148	20.1	226	30.7	737	653,990	782,667
February 2013	149	22.2	82	12.2	107	16.0	175	26.1	157	23.4	670	649,990	735,575
Year-to-date 2014	223	16.3	222	16.3	194	14.2	308	22.6	418	30.6	1,365	669,900	790,963
Year-to-date 2013	288	20.2	199	13.9	267	18.7	378	26.5	297	20.8	1,429	635,990	731,762
Oshawa CMA													
February 2014	27	61.4	8	18.2	6	13.6	2	4.5	1	2.3	44	409,945	463,671
February 2013	44	72.1	10	16.4	5	8.2	2	3.3	0	0.0	61	384,068	408,591
Year-to-date 2014	53	51.0	26	25.0	14	13.5	7	6.7	4	3.8	104	438,945	475,751
Year-to-date 2013	100	71.4	25	17.9	9	6.4	5	3.6	1	0.7	140	394,490	417,503
Greater Toronto Area													
February 2014	115	16.3	109	15.4	107	15.2	148	21.0	227	32.2	706	663,900	804,310
February 2013	154	22.2	91	13.1	112	16.1	177	25.5	161	23.2	695	642,900	727,758
Year-to-date 2014	185	13.5	233	17.1	211	15.4	312	22.8	425	31.1	1,366	674,900	801,369
Year-to-date 2013	261	18.1	219	15.2	277	19.2	383	26.5	303	21.0	1,443	638,000	740,720

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2014

Submarket	Feb 2014	Feb 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	1,511,283	1,283,373	17.8	1,437,663	1,475,128	-2.5
Toronto	--	1,289,231	n/a	1,265,226	1,805,341	-29.9
East York	--	--	n/a	--	--	n/a
Etobicoke	1,177,330	1,284,006	-8.3	1,236,850	1,392,206	-11.2
North York	1,755,552	1,471,671	19.3	1,811,162	1,612,739	12.3
Scarborough	--	--	n/a	853,609	792,800	7.7
York	--	--	n/a	--	--	n/a
York Region	808,764	813,279	-0.6	845,811	738,426	14.5
Aurora	--	--	n/a	--	954,995	n/a
East Gwillimbury	--	--	n/a	450,081	--	n/a
Georgina Township	--	--	n/a	480,885	438,942	9.6
King Township	1,115,926	--	n/a	987,732	790,383	25.0
Markham	853,396	700,935	21.8	994,372	698,905	42.3
Newmarket	616,468	690,729	-10.8	586,911	679,819	-13.7
Richmond Hill	948,533	938,072	1.1	1,037,265	889,308	16.6
Vaughan	939,604	1,012,380	-7.2	927,073	906,651	2.3
Whitchurch-Stouffville	741,320	635,700	16.6	729,438	596,333	22.3
Peel Region	567,730	557,556	1.8	590,544	633,486	-6.8
Brampton	509,128	531,346	-4.2	558,320	566,714	-1.5
Caledon	606,739	593,906	2.2	605,133	582,561	3.9
Mississauga	860,223	--	n/a	820,900	1,258,195	-34.8
Halton Region	1,146,989	635,153	80.6	1,211,676	699,143	73.3
Burlington	--	--	n/a	--	--	n/a
Halton Hills	--	--	n/a	--	--	n/a
Milton	--	499,617	n/a	--	512,091	n/a
Oakville	1,191,883	--	n/a	1,261,164	989,270	27.5
Durham Region	524,966	519,140	1.1	517,576	505,853	2.3
Ajax	568,193	595,714	-4.6	550,505	585,330	-5.9
Brock	--	--	n/a	--	--	n/a
Clarington	462,507	353,883	30.7	456,157	372,055	22.6
Oshawa	468,468	456,698	2.6	431,412	445,113	-3.1
Pickering	--	--	n/a	813,655	680,040	19.6
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	974,996	n/a
Whitby	--	430,686	n/a	573,301	453,179	26.5
Remainder of Toronto CMA	391,789	390,425	0.3	391,668	395,401	-0.9
Bradford West Gwillimbury	377,212	398,956	-5.5	382,073	418,929	-8.8
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	381,625	--	n/a	384,349	341,829	12.4
Orangeville	--	--	n/a	--	386,730	n/a
Toronto CMA	782,667	735,575	6.4	790,963	731,762	8.1
Oshawa CMA	463,671	408,591	13.5	475,751	417,503	14.0
Greater Toronto Area (GTA)	804,310	727,758	10.5	801,369	740,720	8.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
February 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	4,375	-4.2	7,215	10,624	13,619	53.0	482,648	4.1	502,571
	February	5,759	-18.1	7,071	11,052	12,793	55.3	510,580	1.6	504,250
	March	7,765	-19.9	7,120	14,728	13,439	53.0	519,879	3.1	510,941
	April	9,811	-5.2	7,215	18,270	13,560	53.2	526,335	1.7	507,006
	May	10,182	-6.2	7,274	19,216	13,572	53.6	542,174	4.9	517,042
	June	9,061	-3.8	7,333	15,564	13,415	54.7	531,374	4.5	518,329
	July	8,544	12.9	7,637	14,132	13,104	58.3	513,246	7.6	522,865
	August	7,569	17.9	7,923	12,208	13,199	60.0	503,094	5.0	524,454
	September	7,411	26.1	8,045	14,938	13,003	61.9	533,797	6.0	536,420
	October	8,000	16.0	7,585	13,110	12,900	58.8	539,058	7.1	534,307
	November	6,391	10.3	7,413	9,345	12,670	58.5	538,881	11.0	541,200
	December	4,078	10.5	7,114	4,102	12,016	59.2	520,398	8.7	542,076
2014	January	4,135	-5.5	6,794	8,822	11,566	58.7	526,528	9.1	547,408
	February	5,731	-0.5	6,958	10,897	12,473	55.8	553,193	8.3	546,597
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	10,134	-12.6		21,676			498,521	2.3	
	YTD 2014	9,866	-2.6		19,719			542,017	8.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
February 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	488	-12.2	782	989	1,211	64.6	331,514	4.8	338,802
	February	716	-11.5	817	1,072	1,095	74.6	348,474	7.7	348,786
	March	899	-20.3	717	1,412	1,090	65.8	346,697	5.8	347,678
	April	1,145	-1.9	875	1,682	1,284	68.2	353,291	4.7	344,468
	May	1,122	-5.2	840	1,837	1,379	60.9	354,968	4.7	348,642
	June	1,028	-2.2	825	1,402	1,203	68.6	358,692	5.8	350,065
	July	948	2.5	885	1,334	1,342	66.0	359,090	7.3	352,559
	August	896	4.9	913	1,235	1,281	71.2	357,105	6.3	357,435
	September	804	10.3	854	1,341	1,227	69.6	351,669	5.0	354,219
	October	870	9.2	907	1,188	1,262	71.8	359,974	7.2	361,349
	November	679	-2.9	796	849	1,131	70.3	368,257	9.7	372,291
	December	424	8.7	771	380	1,044	73.9	356,996	9.9	371,735
2014	January	459	-5.9	734	791	979	75.0	392,353	18.4	401,155
	February	593	-17.2	677	1,002	1,025	66.1	370,120	6.2	369,991
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	1,204	-11.8		2,061			341,600	6.5	
	YTD 2014	1,052	-12.6		1,793			379,820	11.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
February 2014

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,079	8.4	68.1	895
	March	590	3.00	5.14	119.1	123.3	3,072	8.3	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,085	8.3	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,102	7.9	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,135	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,149	7.9	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,153	8.0	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,152	8.1	68.6	923
	November	601	3.14	5.34	120.1	123.6	3,141	8.3	68.4	924
	December	601	3.14	5.34	120.4	123.4	3,134	8.5	68.3	923
2014	January	595	3.14	5.24	120.7	123.7	3,132	8.4	68.1	923
	February	595	3.14	5.24		125.0	3,136	8.3	68.0	923
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
February 2014

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	194.5	9.3	68.8	949
	February	595	3.00	5.24	119.0	122.9	195.3	9.0	68.8	942
	March	590	3.00	5.14	119.1	123.3	197.2	8.4	68.8	935
	April	590	3.00	5.14	119.2	123.1	197.6	8.1	68.7	941
	May	590	3.00	5.14	119.4	123.2	198.3	7.4	68.3	945
	June	590	3.14	5.14	119.4	123.4	198.6	7.1	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.3	6.4	68.2	954
	August	601	3.14	5.34	119.8	123.7	200.7	6.4	68.2	955
	September	601	3.14	5.34	119.9	123.8	199.8	6.3	67.6	946
	October	601	3.14	5.34	120.0	123.7	198.8	6.6	67.5	946
	November	601	3.14	5.34	120.1	123.6	198.0	6.7	67.1	954
	December	601	3.14	5.34	120.4	123.4	198.1	7.0	67.3	957
2014	January	595	3.14	5.24	120.7	123.7	196.2	7.2	66.7	967
	February	595	3.14	5.24		125.0	196.2	7.3	66.7	964
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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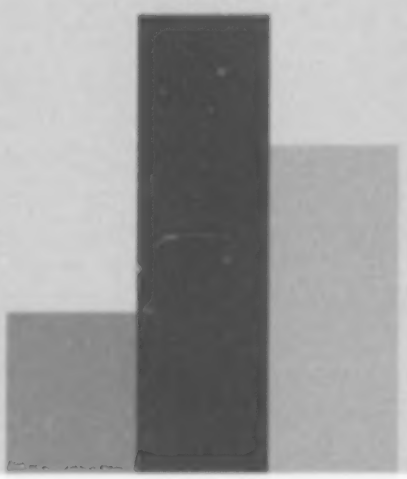

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- Housing Market Outlook, Highlight Reports – Canada and Regional
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